



CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

Robert F. Sullivan
Mayor

Robert May, CEcD
Director

Narrative Information Sheet

1. Applicant Identification: City of Brockton, Brockton City Hall, 45 School Street, Brockton, MA 02301.
2. Funding Requested:
 - a. Assessment Grant Type: Single-Site Cleanup
 - b. Federal Funds Requested
 - i. \$250,000
 - c. Contamination: Petroleum
3. Location: Brockton, Plymouth County, Massachusetts
4. Property Information for Site-Specific Proposals: Not Applicable
5. Contacts:
 - a. Project Director: Rob May, Director of Planning and Economic Development, City of Brockton, Brockton City Hall, 45 School Street, Brockton, MA 02301. Mr. May can be reached via telephone at (508) 580-7113 or email rmay@cobma.us.
 - b. Chief Executive/Highest Ranking Elected Official: The responsible Chief Executive is Mr. Robert F. Sullivan, Mayor, City of Brockton, Brockton City Hall, 45 School Street, Brockton, MA 02301. Mr. Sullivan may be reached at (508) 580-7123 or email mayorsullivan@cobma.us.
6. Population: 94,017
7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. LETTER FROM State Environmental Agency: Attached



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

October 13, 2020

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Brownfield Cleanup Grant Funding, 308 Montello Street, Brockton, Massachusetts

Dear Mr. Gardner:

I am writing to support the proposal submitted by the City of Brockton, Massachusetts (City) under the Fiscal Year 2021 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. The City is seeking funding to conduct remediation at the former (vacant) Corcoran Supply Company building in Brockton, Massachusetts. The City is in the process of redeveloping its downtown area and proposes to redevelop this area into residential/commercial use.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. MassDEP, through our regional officers, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to provide the support to the City to help make this project a success.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

cc: Tracey Costa, LSP, Ransom Consulting, Inc.
John Handrahan, Brownfields Coordinator, MassDEP-SERO

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (50 points)

1.a. Target Area and Brownfields (15 points)

1.a.i. Background and Description of Target Area (5 points)

Brockton is a hard-working, diverse, and struggling city located in Plymouth County in southeastern Massachusetts and the 7th largest city in the state, with 94,017 residents¹, located 25 miles south of Boston. The lifeblood of Brockton is the Downtown target area, which historically served as the industrial center for over 50 shoe and related factories and set on the banks of the Salisbury Plain River, which once powered the factories and form **FEMA Special Flood Hazard Areas**. Our heydays in the 19th and 20th centuries as the “Shoe City” dwindled and left behind a legacy of contamination, job loss, crime and environmental justice (EJ) concerns over the last 50 years. We are a state-designated **Economic Target Area (ETA)** and an **Economically Distressed Area (EDA)**, due to job loss and business closures, and a state-designated “**Gateway City**”, which offered good jobs and “gateway” to the American Dream, but now suffers from the loss of manufacturing jobs over several decades. The target area encompasses 2 of the 4 tracts in the City designated as a federal **Opportunity-Zones**², to drive tax-advantaged private investment. The target area is located within the **Downtown Revitalization District** and the City provides **District Improvement Financing (DIF)** and **Tax Increment Financing (TIF) Programs**³ for redevelopment. The densely-populated target area is a mix of shuttered storefronts and hotels, dilapidated low-income multifamily housing, schools, churches, vacant lots and underutilized parking lots. Brockton is listed as **one of the 100 most dangerous cities in the country**⁴, characterized by gang warfare, drive-by shootings, and drug overdoses, prevalent in the target area. An underinsured population **exceeding 70% minority**⁵ suffers from EJ concerns, high incidence of disease, poverty, low education rates, and language barriers. These challenges are exacerbated by food insecurity, lack of recreational opportunities and lack of jobs. The target area is amongst the 84 **EJ BlockGroups**⁶ in the City and 96.8% of the population meets one or more of the EJ criteria⁷. The student population is ethnically, racially, culturally and linguistically diverse, with 30 different languages represented⁸.

1.a.ii. Description of the Brownfield Site (10 points): The Site consists of a 0.732-acre property at 308 Montello Street, located along the southern portion of the Downtown target area. The Site is improved with a 23,000 SF building with a three-story former warehouse and a single-story former office building, constructed in 1915. A concrete loading dock area is located on the west-central side of the building to the south of which is a single-story three-bay garage. A single-story one-bay garage was constructed as an attachment to the southern end of the warehouse building in circa 1920. A parking lot abuts the building to the north and a culverted portion of Salisbury River flows through the northern portion of the parking lot. An active MBTA⁹ commuter rail line abuts the site to the east. The Corcoran Supply Company, a plumbing supplies warehouse, occupied the Site between approximately 1930 and 1980, with prior commercial use since the late 1800s. Based on the results of EPA Brownfields Assessment activities, there is evidence of asbestos-containing materials (ACM) and lead-based paint in building materials. An 800-gallon No. 2 fuel oil aboveground storage tank (AST), constructed in a sand-filled concrete block wall containment vault, is located in the building. Geophysical surveys revealed 3 interior and 1 exterior underground storage tanks (USTs) ranging from 500 to 1,000 gallons. One of the USTs is located within

¹ 2010 US Census

² The U.S Treasury designated Brockton as an Opportunity Zone in May 2018

³ District Improvement Financing (DIF) and Tax Increment Financing (TIF) are economic tools that promote redevelopment by use of public/private partnerships. TIF offers tax breaks to developers, while DIF channels tax dollars into targeted redevelopment districts.

⁴ Neighborhood Scout's Most Dangerous Cities-2018

⁵ U.S Census Tract data for 2010.

⁶ Environmental Justice Communities in Massachusetts. Massachusetts Executive Office of Energy and Environmental Affairs

⁷ Community Profile for Brockton. Massachusetts Environmental Public Health Tracking. 2020

⁸ Brockton Public Schools Academic Profile

⁹ Massachusetts Bay Transportation Authority

an inaccessible room filled with abandoned debris, roof debris with suspect ACM. The USTs are anticipated to contain fuel oil or gasoline. There is evidence of petroleum hydrocarbon impacts to soil and groundwater. Although the levels detected in 2003 were below applicable state reporting thresholds, the tanks will likely continue to leak over time. If these USTs are not removed, it is likely that petroleum plume can spread in groundwater and under nearby homes and accumulate in indoor air. Flooding from the adjacent river can cause petroleum contamination to upwell at the Site and expose workers and visitors, and migrate to surrounding homes, businesses, residences and stormwater. *Prospective developers have backed out of purchase of the property, due to these contaminant issues.*

1.b. Revitalization of the Target Area (20 points)

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points): The City implemented a **Downtown Action Strategy** and prepared an **Urban Revitalization Plan** in 2015, which built upon core elements from previous planning strategies and includes the *Enterprise Block* project in the target area, as a vibrant, mixed-use development. The 20-year revitalization effort has already brought in more than \$150 million in private investment to several long underutilized and vacant sites, and is expected to create up to 450 jobs, and generate up to \$62.2M in DIF funds over 30 years. Construction of 631 new housing units permitted under the City's 40R Smart Growth Zoning District¹⁰, adopted in 2007, will yield \$1.9M in 40R Density Bonus payments. The transit-oriented district (TOD) sits within walking distance of the commuter rail station in the target area. New development includes restoration of several historic buildings for retail, commercial and housing uses. The **Downtown Action Strategy** identified projects which will encourage and inspire other projects and spread revitalization success throughout the target area¹¹. The City launched this planning effort as the first stage of the **Brockton Gateway Transformative Development Initiative (TDI)**, which is a partnership with the City, Brockton Redevelopment Authority and Trinity Financial, the firm redeveloping *Enterprise Block*. MassDevelopment, the state's economic development and finance agency, chose Brockton for a TDI District¹² in 2014. The TDI partnership consists of a team of residents, property and business owners, representatives of institutions, and other stakeholders. The 2015 redevelopment included the construction of Trinity's *Enterprise Block*-a mix of 113 affordable- and market-rate apartments; rehabilitation of a historic building for office use; 42 artist live-work units, affordable to artists earning up to 60% of the Area Median Income (AMI), creating 120 jobs to date and \$500K in incremental tax revenue. Phase I of the City's revitalization includes the 2nd phase of *Enterprise Block* with 102 units of affordable and market rate housing. Construction of a new 414 space public parking garage is allowing the City to consolidate several surface parking lots to make them available for redevelopment as part of four new parcels. There are 61 parcels identified for redevelopment in Phase I. Redevelopment will include ground floor retail, artist gallery space, green space, 55,000 square feet of new commercial and office space. *121 Main Street* will be a new 48-unit housing project designed for low income families-30 units will be held for households earning less than 60% of AMI and 18 units will be held for households earning less than 110% of AMI. The project is being sponsored by the non-profit NeighborWorks of Southern Massachusetts. The City is serving as a "matchmaker" between property owners and interested developers for Brownfields properties. Phase II of the City's revitalization targets eight properties and Phase III addresses an additional five properties, which includes the Corcoran Building site as mixed use (affordable and market rate housing and commercial development).

¹⁰ The state's Smart Growth Zoning Overlay District Act, Chapter 149 of the Acts of 2004, codified as M.G.L. chapter 40R (the Act), encourages communities to create dense residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.

¹¹ Meets EPA's Strategic Plan, Goal 1-Core Mission, Objective 3-Revitalize Land and Prevent Contamination

¹² MassDevelopment's **Transformative Development Initiative (TDI)** is a place-based development program for Gateway Cities designed to enhance local public-private engagement and community identity; stimulate an improved quality of life for local residents; and spur increased investment and economic activity.

1.b.ii. Outcomes and Benefits of Reuse Strategy (10 points): The Downtown Action Strategy was developed to promote a “Livable Downtown”. In addition to increasing tax revenue, redevelopment outcomes and benefits include: Improved residential density and increase in property values and affordable housing; Green space to promote recreational opportunities, improve aesthetics, well-being; Expansion of small businesses and attracting new small business entrepreneurs; Improve public safety, with foot/bike patrols; improved lighting; launch of a Clean, Green, and Safe Ambassadors program; Upgrade streetscape and infrastructure, including green stormwater infrastructure (GSI) to decrease flooding; Promoting community diversity attracting entertainment and cultural organizations-For ethnic restaurants, boutiques, and food stores to create new Downtown destinations; Pedestrian-oriented development (POD), to increase exercise/health benefits and expand TOD by connecting pedestrians with commuter rail and bus terminal; Access to fresh food, by expanding the Brockton Farmer’s Market and walkable access to markets, including Vicente’s Supermarket, located on the northern edge of the target area; Increase of temporary and permanent job opportunities; Restoration of historic buildings will reduce exposure to building materials contaminant impacts, improve aesthetics, and celebrate the City’s valuable historic character; Renewable energy by connecting to the Brockton Brightfield solar array . Since the Site is located within an **Opportunity Zone**, the City expects to link capital investment to human capital investment for low income residents and encourage investment and cleanup of Brownfields sites.

1c. Strategy for Leveraging Resources (15 points)

1.c.i. Resources Needed for Site Reuse (10 points): The City will rely on the following resources:

- ✓ The City’s Community Development Block Grant (CDBG) and Housing and Urban Development (HUD) funding can be allocated for low-and moderate-income households within the target area. The City plans to contribute \$450K in HUD HOME funds to the revitalization.
- ✓ The City was awarded state MassWorks Infrastructure grants from 2015-2018 totaling \$21M and is eligible to apply for additional funding.
- ✓ We are designated by the state as an ETA and EDA¹³, which provide eligibility for MassDevelopment¹⁴ support to the City on preparing a Request for Proposal (RFP) for the Site, and low-interest financing and tax credits to developers.
- ✓ The City receives \$2M in annual MassDOT Chapter 90 transportation funding, which can be used to support infrastructure improvements.
- ✓ Incentives: *Brockton Downtown Restaurant Infrastructure Fund (BDRI)* was established as a local funding mechanism to incentivize new full-service restaurants in historic downtown Brockton, the fund received capital from the federal Department of Housing and Urban Development (HUD) and provides loans of up to \$350,000 to qualified borrowers. As a Gateway City, Brockton can offer *Massachusetts Housing Development Incentive Program (HDIP)* to developers who want to bring in new construction of market-rate residential projects or rehabilitate existing multi-unit residential housing. Through HDIP, Brockton can help developers of qualified projects apply for state tax credits and full or partial exemptions from local-option real estate taxes. *Tax Credits:* We offer Massachusetts Community Investment Tax Credit Program¹⁵, Massachusetts Historic Rehabilitation Tax Credits, New Market Tax Credits, Historic Preservation Tax Incentives. Small businesses located in our federally designated HUBZones are given preferential consideration for contracts within these historically underutilized areas. In addition to limiting competition for certain contracts, HUBZone-certified businesses receive a 10% price evaluation preference in open contract competitions.

¹³ The EDA and ETA designations are due to the loss of jobs and business closures over the last 40 years,

¹⁴ MassDevelopment is the state’s finance and development agency

¹⁵ Aimed at improving economic opportunities in low- to moderate-income households, the Massachusetts CITC program incentivizes partnership between local residents, stakeholders, community development corporations (CDCs), nonprofits, and public and private entities through community investment plans, and community development programs and activities.

- ✓ Municipal Vulnerability Planning (MVP): The City received a state MVP grant to plan to take action toward becoming a more resilient community to the impacts of climate change. We expect to become a MVP Community in 2021, making us eligible to apply for MVP Action Grants that can be applied to reuse of the site and target area.
- ✓ The City is a CDBG¹⁶ Entitlement Community, which is an additional resource for the proposed reuse. We have leveraged over \$7M in private financing to support affordable housing development. We offer District Improvement Financing (DIF) and Tax Increment financing (TIF) as a subsidy to developers¹⁷, **which were applied extensively in the Enterprise Block redevelopment.**

1.c.ii. Use of Existing Infrastructure (5 points): The target area is connected to public water, separate sewer and stormwater utilities, along with electric, natural gas, and communications (i.e., cable, high-speed internet, fiber optics). OpenCape, the high-speed fiber-optic network for Southeastern Massachusetts, runs directly through the target area. The majority of these utilities in the target area are located underground, providing security and reducing outages during storm events. New development is anticipated to utilize and improve existing infrastructure, along with upgrading stormwater discharges by implementing GSI. New buildings may also be designed with solar panels and/or connect to the Brockton Brightfield solar array. Enhancements of infrastructure includes walkable connections to existing amenities, including the MBTA commuter rail line and to link new activity to existing assets in Boston.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 Points)

2.a. Community Need (20 points): 2.a.i. The Community's Need for Funding (5 points): Since the beginning of the COVID-19 pandemic, the City has been a state "Red-Zone" high-risk COVID Community. Our high transmission rates have forced the City to delay the re-opening of businesses. From April to July, our unemployment rate averaged 23%, exceeding state (17%) and national (12%)¹⁸. The **82% poverty rate**¹⁹ in the target area exceeds state (11.6%) and national (15.6%) percentages²⁰. The target area includes a high number of low-income, multifamily rentals, subsidized housing, and homeless populations, which rely on dwindling City resources. Many of these residents may face homelessness, since the Massachusetts eviction moratorium ended on October 17, 2020. We anticipate many residential and business foreclosures, which will cripple our community and decrease our tax revenue. Since 2017, 270 teachers suffered 2 rounds of layoffs, due to a \$16M state-funded budget gap, resulting in classroom overcrowding and learning deficits. The target area has lost over 4,000 jobs in the last 20 years. ***The per capita income in the target area is \$14,922***²¹. *Redevelopment of Brownfields sites will result in new jobs and the POD and TOD will link residents to transportation and jobs.* Renter-occupied housing is 88.7% in the target area, exceeding the state (39%) and national (31%) rates²². There are 120 residential foreclosures²³ in the target area. *Development of new affordable housing will provide opportunities for home ownership, and the revitalization effort is expected to push landlords to improve decrepit rental buildings.* 2.a.i.i. Threats to Sensitive Populations (15 points): **(1) Health or Welfare of Sensitive Populations (5 points):** Brownfields cleanup is the catalyst reinvestment²⁴. Brockton is one of eight cities in the state classified by the U.S. Dept. of Agriculture (USDA) as a **food desert**²⁵, which *will be improved by access to fresh food*. In 2015, Brockton was one of 11 state communities with teen birth rates

¹⁶ Community Development Block Grant funding may be used for construction of public facilities and infrastructure improvements and rehab of residential and non-residential structures.

¹⁷ A suite of economic tools that incentivize public/private partnerships for redevelopment of blighted property within Brockton, whether they are project-based and focused on developers (TIF) or targeted redevelopment districts (DIF). Both programs modify property taxes over time

¹⁸ Massachusetts Labor Force and Unemployment Data

¹⁹ Community Profile for Brockton. Massachusetts Environmental Public Health Tracking. 2020

²⁰ Census Tract 5100900 in Plymouth County, Massachusetts

²¹ Census Block Group 510900-2 in Plymouth County, Massachusetts

²² Census Tract 5100900 in Plymouth County, Massachusetts

²³ City of Brockton foreclosures. Zillow, October 2020

²⁴ Meets EPA's Strategic Plan, Goal 1-Core Mission, Objective 3-Revitalize Land and Prevent Contamination

²⁵ IBID

that exceeded the state average²⁶, reflecting a burden on young mothers and their babies-The state designated Brockton as 1 of 3 cities that does not provide adequate pre-natal care of teens, which is closely tied to high infant mortality²⁷. The underinsured community relies heavily on the Brockton Neighborhood Health Center and HHS Community Health Center in the Downtown, created to combat the state's designation as a "Medically Underserved Area"²⁸. Housing parcels in the target area are less than ¼ acre in size and clustered among the Brownfields sites. The population of elderly and children under 5 in the target area exceed the 90th percentile²⁹. Sensitive populations reside in close proximity to Brownfields sites. *The Brownfields program is anticipated to facilitate community outreach in the target area by identifying and connecting families and individuals in need with community health resources, including education and access to care. New housing will replace aging, crowded, unhealthy residential buildings.*

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 pts): The most recent cancer data³⁰ shows rates of colorectal, laryngeal liver and intrahepatic bile duct, lung and bronchus, pancreatic, stomach and thyroid cancers and mesothelioma are 15-50% higher than expected and may be linked to Brownfields contaminant exposures. Brockton is a high-risk lead community-Childhood lead poisoning (likely from lead paint in old housing stock) (45.9 per 1,000) is higher than state rates (19.2 per thousand) with 83% of houses built before 1978³¹. Asthma emergency department visits are double the state rates.³² *Cleanup of the site will mitigate the threat of health impacts to sensitive populations and site redevelopment will abate hazardous building materials.* **(3) Disproportionately Impacted Populations (5 points):** Linguistically-isolated individuals in the target area exceed the 90th percentile; our minority population exceeds 55%³³ and the most common racial or ethnic group living below the poverty line in Brockton is Black or African American,³⁴ and underinsured population **exceeding 70% minority**³⁵, exemplifying EJ concerns and 19% of the residents do not have a high school diploma³⁶. *Community engagement, including translators, to address affordable housing, new jobs and health issues will incorporate EJ concerns.* Despite recent expansion in permanent, supportive housing for the homeless, the demand exceeds availability. *Increased revenue is anticipated to increase homeless and veterans housing and funding for support services.* The highest rate of homicide in the state³⁷, *will be reduced by redeveloping blighted properties and increasing visibility and safety improvements.*

2.b. Community Engagement (15 points): Working with our municipal partners, we will foster community engagement and integrate reuse plans with our project partners. **Neighborworks Housing Solutions is a non-profit organization that offers** rental assistance; emergency financial help; shelter and homelessness prevention; first-time homebuyer education and counseling; financial coaching; foreclosure prevention; affordable residential and small business loans; and construction and management of high-quality rental housing across Southern Massachusetts. **Brockton Area Workforce Investment Board** cultivates relationships with employers, Adult & Youth job seekers and partners to stimulate workforce and economic development. **MassDevelopment** offers financing and real estate solutions to support companies and nonprofits, increase housing, eliminate blight, and drive economic growth in the state, including Brownfields funding. **Brockton Housing Authority** provides and manages affordable housing in the target area. **Brockton 21st Century Corp.** is a quasi-public agency that promotes financial

²⁶ Massachusetts State Health Assessment

²⁷ The Brockton Neighborhood Health Center: An Institution Formed and Molded by Controversy. Jennifer Collins

²⁸ Ibid.

²⁹ EPA EJSCREEN

³⁰ Mass. Public Health Tracking Standard Incidence Ratios for 2009-2013. Massachusetts Environmental Public Health Tracking. Mass. DPH

³¹ Community Profile for Brockton. Massachusetts Environmental Public Health Tracking. 2020

³² Ibid

³³ EPA EJSCREEN

³⁴ DATA USA: Brockton

³⁵ Census Tract 510900 in Plymouth County, Massachusetts. U.S Census Tract data for 2010.

³⁶ Community Profile for Brockton. Massachusetts Environmental Public Health Tracking. 2020

³⁷ 2017 Massachusetts State Health Assessment (Brockton). Mass. Dept. of Public Health

investment in the City. **Downtown Brockton Association** provides outreach and opportunities to residents and businesses in the target area. **Concord Square Planning & Development, Inc.** is a real estate development and planning firm specializing in smart growth and adaptive reuse projects, with successes in the target area. **Brockton Coalition for the Homeless** is located in the target area and provides support services to transient and homeless populations. **Brockton Neighborhood Health Center** (BNHC) is a non-profit, multicultural, community health center located in the target area. **Brockton Area Transit Authority** provides public transportation to the target area and surrounding community.

NeighborWorks Southern Massachusetts: Normand Grenier, (617) 770-2227; ngrenier@nwsoma.org ; <i>Affordable housing; home financing; education and outreach support</i>
Brockton Area Workforce Investment Board: Jason Hunter, (508) 584-3234; jhunter@bawib.org ; <i>Opportunities for workforce development in the target area</i>
MassDevelopment: Maryellen DeFrias; (508) 678-0533; MDeFrias@Massdevelopment.com <i>Brownfields Assessment/Cleanup funding; Developer financing; Tax credits; Developer RFPs</i>
Brockton Housing Authority: Tom Thibeault; (508) 588-6880; tomt@brocktonhousingauthority.com ; <i>Address affordable housing needs and provide translators</i>
Brockton 21st Century Corp: Daniel Evans, Jr., President; (508) 586-0021 <i>Outreach to existing and new businesses in the target area</i>
Downtown Brockton Association: John Marian; (508) 612-2688; <i>Connect to members including target area churches, city agencies, and stakeholders</i>
Concord Square Planning & Development, Inc.: Ted Carman (617-719-5573); Carman@ConcordSqDev.com <i>Planning, development, and zoning support</i>
Brockton Coalition for the Homeless: John Yazwinski (508) 427-6448, x. 2110 jyazinski@helpfbms.org <i>Voice for the homeless and link to support and affordable housing</i>
Brockton Neighborhood Health Center: Sue Joss, CEO; (508) 559-6699; josss@bnhc.org <i>Support on community health needs and outreach, translation services and meeting space</i>
Brockton Area Transit Authority: Michael Lambert; (508) 588-2240; mlambert@ridebat.com <i>Transportation and Transit/ TOD support</i>

Incorporating Community Input: We will build on our recent community outreach sessions, including the 2018 MVP Community Resilience Building Workshop, which included two listening sessions held at accessible locations, online postings and a public comment period. We received a number of comments from the public and stakeholders, which were incorporated into the MVP Plan (1) During COVID-19, we will utilize electronic measures (i.e., Zoom meetings); Social media (i.e., Facebook, Twitter) to foster two-way communication and outdoor meetings (incorporating social distancing). We will harness the reach of Project partners as “boots on the ground” and to utilize their resources (i.e., website, social media, staff) to broaden our reach. (2) We will replicate the successes of the City’s recent Brownfields outreach, by performing door-to-door outreach and conduct meetings at area organizations that are accessible and “less intimidating” than City Hall and provide translators. (3) Develop and distribute multilingual brochures (both printed and electronic). (4) Educate the community on health impacts associated with the Site and avoiding contaminants (5) Use City and Project partner websites for project details notices, surveys, fact sheets, and advertise opportunities for public engagement (6) Host informational booths at community, governmental and cultural events in the target area.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (60 pts.)

3.a. Proposed Cleanup Plan (10 points): Cleanup will be conducted in accordance with the state environmental cleanup regulation, the Massachusetts Contingency Plan (MCP)³⁸ under the management of the City’s selected QEP and performed by licensed contractors. The cleanup plan will incorporate EPA

³⁸ The Massachusetts Contingency Plan is the state’s environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

Principles for Greener Cleanups. If a MassDEP reporting condition is applicable, a Release Abatement Measure (RAM) Plan will be prepared by the selected QEP's Massachusetts Licensed Site Professional (LSP)³⁹, outlining the proposed cleanup plan and status reports will be prepared. The RAM Plan will include details bid specifications. Subsequent to the completion of cleanup activities, a Permanent Solution Statement (PSS) will be prepared, which will include a human health risk characterization, to assess risks for unrestricted Site usage. The PSS will meet the state requirements of a UST Closure to the City of Lynn Department of Fire Prevention. Otherwise, a Limited Removal Action (LRA) report will be prepared, with bid specifications, along with a UST Closure Report. For the inaccessible building, a Non-Traditional Asbestos Abatement Work Plan will be submitted to MassDEP for approval and a structural engineering review will be performed. All local, state and federal permits will be obtained prior to the implementation of cleanup activities. A Health & Safety Plan will be prepared, and all Site personal will be properly licensed and/or certified to perform and oversee cleanup activities, including OSHA HAZWOPER certifications. Cleanup is estimated over a 3-week duration.

1. Site Security and Stormwater controls: Construction fencing, equipped with a gate, signage and filter fabric, will be installed and maintained during cleanup activities. Dust Suppression & Monitoring: In addition to the placement of filter fabric at the security fence, a water truck will be mobilized at the Site to apply a water mist to building materials and soils during cleanup activities, as a measure to mitigate dust impacts to the surrounding neighborhood. Dust monitoring will be conducted.
2. Bulk Waste Removal: The debris in the inaccessible room will be transferred to a licensed receiving facility under a hazardous waste manifest.
3. Dewatering: Since depth to groundwater exceeds 13 feet below ground surface, is not anticipated but is included as a contingency to perform tank removal and soil excavation activities "in the dry". Dewatered groundwater will be pumped to a vacuum truck and transported to a licensed in-state receiving facility. Up to 10,000 gallons of water is included as a contingency.
4. Tank Removal: The AST and USTs will be removed and containerized waste (tank contents and sand surrounding AST) will be transferred to drums. The tanks and containerized waste will be transferred to licensed facilities under a non-hazardous waste manifest or bill of lading (BOL).
5. Soil excavation: Field-Screening of soils for organic vapors during excavation will be conducted using a photoionization detector (PID). Up to 250 tons of contaminated soils are anticipated to be excavated. Soils will be transferred to rolloffs or temporary stockpiles, which will be lined and covered with polyethylene sheeting. Soils are anticipated to be transferred to in-state landfills or recycling facilities under a BOL or waste manifest. Post-excavation confirmatory soil sampling will be conducted, which will include the collection of soil samples for laboratory analysis of VPH and EPH⁴⁰, which are the petroleum analytes recommended by MassDEP to characterize risks posed by the release of petroleum products to the environment⁴¹. Additional sampling will be conducted for total lead (to assess leaded gasoline) and ethylene dibromide (EDB), a gasoline additive. Site restoration will include the backfilling of the Site with clean fill. Two groundwater remedial performance monitoring events will be conducted. Samples will be collected for VPH/EPH. All samples will be analyzed by a laboratory.

3.b. Description of Tasks/Activities and Outputs (25 points)

3.b.i. Project Implementation (10 points): Task 1: Cooperative Agreement Oversight: The City will its existing Brownfields Committee comprised of local elected officials, business community, community organizations, economic development authority and stakeholders. MassDEP and EPA Brownfields staff

³⁹ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. **Licensed Site Professionals (LSPs)** are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

⁴⁰ Volatile Petroleum Hydrocarbons and Extractable Petroleum Hydrocarbons

⁴¹ Characterizing Risks Posed by Petroleum Contaminated Sites: Implementation of the MADEP VPH/EPH Approach. Final Policy. Oct. 31, 2002

FY'21 EPA Brownfields Petroleum Cleanup Grant Application
Corcoran Building Site, Downtown Target Area, Brockton, Massachusetts

will be invited to sit on the Committee. The City will prepare a Request for Proposal (RFP) and review responses to the RFP, conduct interviews and select a Qualified Environmental Professional (QEP) and Cleanup contractor. We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project. **Task 2: Community Engagement:** We will hold a series of quarterly public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. A Community Relations Plan (CRP) will be prepared. **Task 3: Cleanup:** The cleanup oversight will be conducted by the City's QEP and cleanup will be conducted by licensed contractors. The details of the cleanup will be outlined in the Proposed Cleanup Plan and attached Draft ABCA. *The City will contribute to the cleanup to meet the cost share contribution, which is anticipated to be a FY'21 MassDevelopment Cleanup Grant.* **Task 4: Reporting and Reuse Planning:** The QEP will prepare the required MassDEP reports for the site, as outlined in Cleanup Plan and ABCA.

3.b.ii. Anticipated Project Schedule (5 points):

Schedule of Activities in 3-Year Period		Year 1				Year 2				Year 3			
		1	2	3	4	5	6	7	8	9	10	11	12
1	Re-Establish Brownfields Committee	•											
	Issue RFP/Select QEP		•										
	Issue RFP/Select Cleanup Contractor			•									
	EPA reporting	•	•	•	•	•	•	•	•	•	•	•	•
	BF Committee meetings	•	•	•	•	•	•	•	•	•	•	•	•
2	Community Relations Plan		•										
	Public meetings		•	•	•	•	•	•	•		•		•
3	Bid Specifications		•										
	Cleanup				•	•							
	Groundwater Performance Monitoring							•			•		
4	Draft ABCA Public Meeting		•										
	Finalize ABCA			•									
	RAM Plan and Status Reports			•		•		•		•			
	Permanent Solution Statement											•	
	Reuse Planning								•		•		•

3.b.iii. Task/Activity Lead (5 points): The City's Planning & Economic Dept. (PED) will serve as the Lead for Task 1-Cooperative Agreement Oversight, with support from the Brownfields Committee, QEP, Assessors Dept., and legal counsel. PED and the Mayor's Office will lead Task 2-Community Engagement, with support from our Project partners, Health Dept. and QEP, including the use of translators. For Task 3-PED will direct our QEP, which will include an LSP, for execution of Task 3, report preparation, and interpretation of federal and state regulatory requirements. PED will provide direction to City staff for implementation support. PED will lead Task 4-Reporting and Reuse Planning and obtain support from our QEP on reporting.

3.b.iv. Outputs (5 points): Outputs to be completed within the 3-year period of performance include establishment of Committee RFP, Contract with QEP and Cleanup Contractor; Reports include quarterly ACRES quarterly reports, Draft and Final ABCAs, CRP, QAPP state regulatory reports; community engagement program; reuse plan. An active community engagement program that fosters two-way

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communication. Project schedules and milestones for activities from cleanup and reuse planning. Meetings, presentations, and materials, including multilingual documents, posters, flyers. Cleanup data to assess potential risk to human health and/or the environment. A remediated site that achieves a “Permanent Solution” in compliance with MassDEP regulations and plan for site redevelopment.

3.c. Cost Estimates (20 points) *Fringe Benefits are included in Personnel costs line item

Budget Categories	Project Tasks				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting and Reuse Planning	Total
Personnel	\$1,000	\$1,000	\$5,000	\$1,000	\$8,000
Fringe Benefits*					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$1,600	\$1,600	\$216,800	\$20,000	\$240,000
Other					
Total Federal Funding	\$4,600	\$2,600	\$221,800	\$21,000	\$250,000
Cost Share (20% of requested federal funds)	\$2,500	\$2,500	\$42,500	\$2,500	\$50,000

Task 1 Budget: 20 staff hrs. x \$50/hr.= \$1,000 and \$1,600 QEP support; Travel is for one EPA Brownfields conference (i.e., est. \$2K conference for airfare, hotel, per diem, and expenses). *The cost share is anticipated to be \$2,500 for this task.* **Task 2 Budget:** 20 staff hrs. x \$50/hr.= \$1,000 and \$1,600 QEP support. *The cost share is anticipated to be \$2,500 for this task.* **Task 3 Budget:** 50 staff hrs. x \$50/hr.= \$2,500; \$216,100 in Contractor support, which includes QEP support (\$61,850) for field oversight, sampling, project management, structural engineer and bid specifications; lab analysis. Cleanup contractor costs total \$154,250, which include: security (\$6,000), tank removals and hazardous waste abatement (\$102K); and soil disposal (\$30K=250 tons @ \$120/ton), dewatering (\$10K=10,000 gals @ \$1/gal.) and clean fill (\$6,250=250 tons @ \$25/ton). *The cost share is anticipated to be \$50,000 and expected to be met with a MassDevelopment Cleanup grant.* **Task 4 Budget:** 20 staff hrs. x \$50/hr.= \$1,000 and \$20K QEP support (reports/meetings). *The cost share is anticipated to be \$2,500 for this task.*

Task 5 Measuring Environmental Results (5 pts): Our anticipated outputs from the Brownfields Program are technical and quantitative reports that will provide the City with the next steps to move the site forward. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields cleanup program by increases in tax revenue, number of jobs and decrease in crime. The Site will be brought into state compliance and attract developer interest for redevelopment. We will also measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs, decrease in crime and redevelopment; prepare quarterly reports; and update ACRES to document site progress. The Site will achieve regulatory closure, paving the way towards redevelopment.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (30 points)

4.a. Programmatic Capability (15 points): This grant will be managed by the Dept. of Planning and Economic Development. The Director, Rob May, has significant experience managing state and federal

grants. Mr. May has over 25 years of public and non-profit management experience including previous Brownfields work. Mr. May and his staff collaborate with various stakeholders and City departments to achieve the grant's goals and objectives. The Department's financial management staff will ensure all invoices are paid within 30 days, and that all back-up documentation is on file to support expenditures of state and federal funds. Expenditures routinely monitored, reviewed and approved annually by the City's auditor. Mr. May will be assisted by his planning staff to provide mapping support and facilitate community engagement and Pamela Gurley, administrative assistant, who will provide financial management of the grant and contractors. Ms. Gurley has over 28 years of grant and financial systems management experience. In the event of staff turnover or the loss of the agency, the Mayor's Office would become responsible for ongoing compliance/completion for the duration of the Grant period. We will seek support from municipal staff, city, state and federal agencies, and the private sector to support our Brownfields program. We will seek support from NJIT⁴² for stakeholder workshops. City Fire, Police, and Health Dept. will provide safety, security and health support and the City Engineer to address infrastructure needs. Additional state agency support includes MSBA⁴³, DHCD⁴⁴, DPH, State Police, Dept. of Transportation and federal agencies include HUD.

Acquiring Additional Resources: The Town will adhere to state⁴⁵ and municipal public procurement requirements and obtain public bids to procure a QEP and a cleanup contractor. Our internal system includes our Accounting Department and Town Administrator, which will form an internal team to prepare Requests for Proposals (RFPs) and to perform reviews of proposals and interviews (if necessary), prior to QEP and contractor selection. The QEP will be selected initially and will prepare cleanup bid specifications to support the cleanup contractor RFP.

4.b. Past Performance and Accomplishments (15 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 points)

(1) Accomplishments (5 points): The City has received 5 EPA Brownfields Assessment Grants, 1 Cleanup Grant and 1 Revolving Loan Fund (RLF) from 1998 to the present. The FY'04 Cleanup Grant addressed remediation of the former Montello Auto body site, which is under development. A former manufactured gas plant was remediated in 2004 and redeveloped as the 3.7-acre Brockton Brightfield solar power plant. The former Ralsco Kitchen manufacturing site was assessed, remediated and redeveloped as Charlie Tartaglia Park in 2017, providing year-round recreation of the underserved children. The former Montello Shoe Last Company was developed into 22 affordable and market-rate townhouses. Under the FY'19 Assessment Grant, we have completed (to date) 19 Phase I ESAs and 5 Phase 2 ESAs.

(2) Compliance with Grant Requirements (10 points): The City complied with quarterly ACRES reporting requirements, including financial and progress reports. The City has never had any adverse audits and are in full compliance with all compliance reporting, documentation and expenditure of funds management. It is noted that some of the EPA grant monies were not expended within the allotted timeline by a prior Project Manager. Since the hiring of Mr. May in 2015, the City has established an improved management and program tracking to ensure that grants are expended within the grant period.

⁴² New Jersey Institute of Technology provides Technical Assistance for Brownfields Communities Program for EPA Region 1

⁴³ Massachusetts School Building Authority

⁴⁴ Massachusetts Dept. of Housing and Economic Development

⁴⁵ Enacted in 1990, Chapter 30B of the Massachusetts General Laws, the Uniform Procurement Act, establishes uniform procedures for local governments to use when contracting for supplies, services, and real property.

Threshold Criteria Response

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The City of Brockton, Massachusetts is eligible to apply for an EPA Brownfields Cleanup grant because it is a General Purpose Unit of Government.

2. Previously Awarded Cleanup Grants

The Site has not received funding from a previously awarded an EPA Brownfields Cleanup Grant.

3. Site Ownership

The City of Brockton is the sole owner of the Site.

4. Basic Site Information

- a) **Name of Site:** Corcoran Building Site
- b) **Address:** 308 Montello Street, Brockton, MA 02301
- c) **Owner:** The City of Brockton is the current owner of the Site

5. Status and History of Contamination at Site

a.) Site Contamination:

Site investigations conducted in 2003 indicated concentrations of petroleum hydrocarbons at levels below state reporting criteria. However, there is a threat of release associated with underground storage tanks (USTs) containing petroleum.

b.) Operation history and current use of the Site:

The Corcoran Supply Company, a plumbing supplies warehouse, occupied the Site between approximately 1930 and 1980. Between 1889 and 1954, the Site was occupied by a residential structure and a lumber yard until at least 1909. In 1915, a large three-story commercial building was constructed and was occupied by the E.C. Hall Wholesale Grocer.

c.) Environmental concerns at the site

There is a potential of a release of petroleum hydrocarbons since the last assessment activities were conducted in 2003 that may be attributable to leaking USTs.

(d.) How the site became contaminated and the nature and extent of contamination

Based on the results of geophysical surveys, there are 4 USTs and one UST at the Site, ranging in capacities from 500 to 1,000-gallon capacities and one above-ground storage tank (800-gallon capacity). There is no evidence that contamination has migrated off-Site.

6. Brownfields Site Definition: The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into

parties under CERCLA and (c) not subject to the jurisdiction, custody, or control or the U.S. government.

7. **Environmental Assessment Required for Cleanup Proposals:**

A Phase II Environmental Site Assessment was performed in 2003 which included the collection and laboratory analysis of soil and groundwater. The results were documented in a Site Investigation Letter Report, dated February 2, 2012. Geophysical surveys were performed in April 2003 and September 2020.

8. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfields site for which funding is sought. There are no inquiries or orders from federal, state, or local government entities that the City is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

9. **Sites Requiring a Property-Specific Determination:** The property does not require a Property-Specific Determination.

10. **Threshold Criteria Related to CERCLA/Petroleum Liability**

b. Property Ownership Eligibility-Petroleum Site.

- 1) **Current and Immediate Past Owners:** The City of Brockton is the current Site property owner and the prior owner was Gerald L. Kelleher.
- 2) **Acquisition of the Site:** The Site property was acquired through bankruptcy.
- 3) **No Responsible Party for the Site:** The City of Brockton (i) **Did not** dispense or dispose of petroleum or petroleum or petroleum product, or exacerbated the existing contamination at the site; (ii) **Did not** own the site when any dispensing or disposal of petroleum (by others) took place; and (iii) **Did** take reasonable steps with regard to contamination at the site
- 4) **Cleaned up by a Person Not Potentially Liable:** The City of Brockton (1) **Did not** dispense or dispose of petroleum or petroleum or petroleum product, or exacerbated the existing contamination at the site. The Town **did** take reasonable steps with regard to contamination at the site by performing assessment activities and maintaining the Site to mitigate contaminant exposure.
- 5) **Judgements, Orders, or Third Party Suits:** The following **do not apply** to the site: (a) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.
- 6) **Subject to RCRA:** The site is **not** subject to any order under section 9003(h) of the Solid Waste Disposal Act.

FY'21 EPA Brownfields Petroleum Cleanup Grant Application
Corcoran Building Site, Brockton, Massachusetts

- 7) Financial Viability of Responsible Parties It is the City of Brockton's understanding that the former property owners do not have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the site.

11. Cleanup Authority and Oversight Structure

- a. The site is not currently designated as a Massachusetts Contingency Plan (MCP) disposal site. If there is a release or threat of release condition discovered during cleanup, the release will be reported to the Massachusetts Department of Environmental Protection (MassDEP) and activities will be conducted in MCP, 310 CMR 40.000.
- b. Access to abutting or off-site properties not owned by the City are not anticipated for Site cleanup.

12. Community Notification

A public notice was published in The Brockton Enterprise newspaper on October 7, 2020 (see attachment). A public meeting was held on October 14, 2020. The attached sign-in sheet lists the meeting attendees. There were no public comments to the draft Cleanup Grant Application or the attached Draft Analysis of Brownfield Cleanup Alternatives (ABCA), other than proposed reuse.

13. Statutory Cost Share

- a. The 20 percent cost share will be met through the use of labor and from an anticipated FY'21 MassDevelopment Brownfields Cleanup Grant.
- b. A hardship waiver of the cost share is not being requested.

Documentation of Secured Leveraged Resources

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PRESS RELEASE

Baker-Polito Administration Celebrates MassWorks Infrastructure Project Groundbreaking in Brockton

\$10 million in MassWorks funding will create needed parking for residential and mass transit use

FOR IMMEDIATE RELEASE:

9/13/2018

Executive Office of Housing and Economic
Development

Office of Charlie Baker and Lt. Governor Karyn

Polito

MEDIA CONTACT

Colleen Arons , Communications Director

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BROCKTON — Today, Governor Charlie Baker joined City of Brockton Mayor Bill Carpenter and other local officials to break ground on the second phase of the city's Enterprise Block project. Brockton received a \$10 million MassWorks Infrastructure Grant Program award in 2016 for the project, which is considered a centerpiece to the city's effort to reenergize Brockton center. The state provided \$1.27 million in 2015 MassWorks funding for streetscape improvements.

The city is partnering with the Brockton Redevelopment Authority (BRA) and the Brockton Parking Authority (BPA) to redevelop the 3.42-acre Enterprise Center site in downtown Brockton. The \$10 million MassWorks award will be used for the design, engineering, and construction of a new 414-space public parking structure on Petronelli Way. The project will leverage \$2 million in local funds for traffic flow improvements.

"The Baker-Polito Administration has been pleased to facilitate more than \$11.2 million in MassWorks awards in infrastructure projects to Brockton, as the city continues to build on renewed economic growth," **said Governor Charlie Baker.** "Programs like MassWorks help to serve as a catalyst for downtown revitalization projects in Brockton as well as across the Commonwealth."

"MassWorks enables municipalities, including gateway cities like Brockton, to advance their economic development agenda through funding a wide range of infrastructure programs," **said Lt. Governor Karyn Polito.** "Here in Brockton, the creation of much needed parking is a lynchpin for the revitalization of its city center, and will support new housing and new businesses."

"From streetscapes to parking and traffic improvements in Brockton, the Baker-Polito Administration is responding to the unique needs of our cities and

towns through the MassWorks program,” **said Housing and Economic Development Secretary Jay Ash.** “We look forward to seeing the impact this project will have on residents, visitors, and employers in downtown Brockton.”

The project is located within a state designated Growth District at Petronelli Way, Lot 3 south side of the street between the existing residential building and adjacent to the next phase of Trinity Financial’s Phase II residential development. Petronelli Way will be made a two-way street and a new street will cross existing city-owned D and E parking lots connecting Petronelli Way and Court Street.

The new 414-space public garage will allow for the development of 111 new housing units, and unlock underutilized surface parking lots in Brockton’s downtown for future development. The Enterprise Block is a transit-oriented housing development by Trinity Financial, and permitted under the state’s Chapter 40R Smart Growth Zoning Overlay District Program.

“The parking garage is a transformative investment that will change the face of Downtown Brockton. The construction of this garage will unlock several vacant and empty parcels for development and allow for expansion of our largest downtown employers,” **said Mayor Bill Carpenter.** “More parking is a critical component to the successful revitalization of the Downtown. Thank you to the Baker-Polito Administration and MassWorks for investing in Brockton.”

“Thank you to MassWorks for providing more than \$11.2 million in funding for infrastructure projects for the City of Champions,” **said Senator Michael Brady.** “Brockton’s continuing economic growth will revitalize our downtown and bring business back to our city.”

“The groundbreaking of this parking garage is one of the many redevelopment projects happening in downtown Brockton as we advance Brockton’s economic development goals. The parking garage will create opportunities for new businesses and investment in our downtown,” **said Representative Claire Cronin.** “This is a great example of state government investing in and supporting initiatives that improve our cities.”

“I am pleased that Brockton has secured this funding through the MassWorks Program,” **said Representative Gerry Cassidy.** “This project is an answer to the demand for parking in downtown Brockton and another step towards revitalizing the City of Champions.”

The redevelopment of Brockton’s Enterprise Block advances the vision of the city’s Transformative Development Initiative district designated by MassDevelopment as well as the completion of its Downtown Action Strategy and an Urban Renewal Plan. The Project complements downtown streetscape improvements funded through a \$1.27 million 2015 MassWorks grant.

The project is expected to be completed by September 2019.

The MassWorks Infrastructure Program provides a one stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support housing production, economic development, and job creation through strategic investments in public infrastructure. Since 2015, the Baker-Polito Administration has awarded over \$274 million to 134 projects in 106 communities throughout the Commonwealth, spurring the development of over 2 million square feet of commercial and retail space, over 7,000 immediate housing units, at least 7,000 square feet of new public space, 1,200 new hotel rooms, and commercial/retail space.

In August 2016, Governor Baker signed [An Act Relative to Job Creation and Workforce Development](#)

[\(H.4569\)](#) (</news/governor-baker-signs-economic-development-legislation>), which included a \$500 million reauthorization of the MassWorks program to fund investment in critical infrastructure, a significant commitment by the Commonwealth. In August, the Governor signed economic development legislation that includes an additional \$250 million in new MassWorks authorization.

More information is available at the [MassWorks website](#). (</service-details/massworks-infrastructure-program>)

###

Media Contact

Colleen Arons , Communications Director

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colleen.arons@mass.gov (<mailto:colleen.arons@mass.gov>)

Executive Office of Housing and Economic Development (</orgs/executive-office-of-housing-and-economic-developmen>

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Office of Charlie Baker and Lt. Governor Karyn Polito

HUD Exchange Grantee Awards

Date of Export: 10/26/20

Year	State	CoC Name	Org Name	Program Name	Program Type	Award Amount
2020	MA		Brockton, MA	CDBG	CV3	\$ 937,951.00
2020	MA		Brockton, MA	CDBG		\$ 1,429,997.00
2020	MA		Brockton, MA	CDBG	CV1	\$ 841,179.00
2020	MA		Brockton, MA	HOME		\$ 530,233.00
2019	MA		Brockton, MA	CDBG		\$ 1,403,876.00
2019	MA		Brockton, MA	HOME		\$ 504,903.00
2018	MA		Brockton, MA	CDBG		\$ 1,451,411.00
2018	MA		Brockton, MA	HOME		\$ 572,662.00
2017	MA		Brockton, MA	CDBG		\$ 1,317,423.00
2017	MA		Brockton, MA	HOME		\$ 397,451.00
2016	MA		Brockton, MA	CDBG		\$ 1,332,537.00
2016	MA		Brockton, MA	HOME		\$ 409,297.00
2015	MA		Brockton, MA	CDBG		\$ 1,363,073.00
2015	MA		Brockton, MA	HOME		\$ 419,510.00
2014	MA		Brockton, MA	CDBG		\$ 1,376,510.00
2014	MA		Brockton, MA	HOME		\$ 446,728.00
2013	MA		Brockton, MA	CDBG		\$ 1,408,420.00
2013	MA		Brockton, MA	HOME		\$ 427,888.00
2012	MA		Brockton, MA	CDBG		\$ 1,270,554.00
2012	MA		Brockton, MA	HOME		\$ 413,042.00

2011 MA	Brockton, MA	CDBG		\$ 1,385,917.00
2011 MA	Brockton, MA	HOME		\$ 738,433.00
2010 MA	Brockton, MA	CDBG		\$ 1,656,407.00
2010 MA	Brockton, MA	HOME		\$ 833,054.00
2009 MA	Brockton, MA	CDBG		\$ 1,517,955.00
2009 MA	Brockton, MA	HOME		\$ 847,331.00
2009 MA	Brockton, MA	NSP	NSP1	\$ 2,152,979.00
2008 MA	Brockton, MA	CDBG		\$ 1,469,027.00
2008 MA	Brockton, MA	HOME		\$ 758,644.00
2007 MA	Brockton, MA	CDBG		\$ 1,507,887.00
2007 MA	Brockton, MA	HOME		\$ 784,695.00
2006 MA	Brockton, MA	CDBG		\$ 1,495,443.00
2006 MA	Brockton, MA	HOME		\$ 789,354.00
2005 MA	Brockton, MA	CDBG		\$ 1,645,684.00
2005 MA	Brockton, MA	HOME		\$ 827,735.00
2004 MA	Brockton, MA	CDBG		\$ 1,723,000.00
2004 MA	Brockton, MA	HOME		\$ 853,367.00
2003 MA	Brockton, MA	CDBG		\$ 1,742,000.00
2003 MA	Brockton, MA	HOME		\$ 858,328.00



CORONAVIRUS: For information about coronavirus (COVID-19) and financial assistance, click here.

(<https://warren.senate.gov/coronavirus>)

JANUARY 23, 2020

Warren, Markey, Lynch Announce \$1.5 Million HUD Loan Guarantee for Brockton's Downtown Dining District

City Will Use Funding to Create Loan Program to Attract Restaurants Downtown

Brockton, MA - United States Senators Elizabeth Warren (D-MA) and Edward J. Markey (D-MA), along with Congressman Stephen F. Lynch (D-MA-08), today announced that the U.S. Department of Housing and Urban Development (HUD) has awarded a \$1.5 million Section 108 Loan Guarantee to the City of Brockton for its Downtown Brockton Restaurant Infrastructure Fund (DBRIF) project.

The fund -- which is expected to create or retain at least 43 full-time jobs -- will provide low-interest financing for eligible businesses and investors to promote and encourage the creation of new restaurant options in the dining district within the Brockton's Downtown Urban Revitalization District.

"This federal support is terrific news for Brockton and will help the City continue its efforts to revitalize the downtown area and grow the local economy," **Senator Warren said.** "I congratulate Brockton officials on this well-deserved award and look forward to supporting Mayor Sullivan as he helps this important project move forward."

"This federal funding will help Brockton set a welcoming table for local diners, visitors, and businesses who can all benefit from Brockton's growing downtown area," said **Senator Markey**. "I congratulate Brockton for securing this vital funding and look forward to partnering with Mayor Sullivan to support future economic development efforts."

"I am very pleased to see the City of Brockton receive this federal assistance that will help their expansion efforts for the downtown area," said **Representative Lynch**. "Congratulations to Mayor Sullivan and all of Brockton's officials on receiving this award, and I look forward to working in conjunction with the City of Brockton and Senators Warren and Markey to continue to ensure Brockton receives the necessary federal funding to support its revitalization project."

"This fund will be of huge benefit to Downtown Brockton. Restaurants are a crucial part of creating any thriving neighborhood. I am grateful to the federal delegation for securing this loan guarantee and making investment in Brockton a priority," said **City of Brockton Mayor Robert F. Sullivan**.

For more information on the City of Brockton's downtown revitalization plan, click [here](#). For more information about HUD's Section 108 program, please click [here](#).

###

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Chapter 90 apportionment

Chapter 90 distribution chart for fiscal year 2021 (ordered by city/town).

City/Town	Highway District	Miles 2019	Population 2010	Employment 2019	Amount
ABINGTON	5	60.31	15,985	4,311	\$387,759
ACTON	3	112.60	21,924	10,516	\$702,427
ACUSHNET	5	59.47	10,303	1,623	\$316,826
ADAMS	1	54.11	8,485	1,812	\$286,536
AGAWAM	2	128.33	28,438	11,887	\$821,382

City/Town	Highway District	Miles 2019	Population 2010	Employment 2019	Amount
BOYLSTON	3	40.06	4,355	1,443	\$201,090
BRAINTREE	6	104.55	35,744	29,876	\$985,687
BREWSTER	5	56.05	9,820	2,773	\$313,890
BRIDGEWATER	5	113.53	26,563	9,012	\$717,981
BRIMFIELD	2	64.01	3,609	613	\$280,152
BROCKTON	5	245.40	93,810	40,015	\$2,024,036
BROOKFIELD	3	36.28	3,390	396	\$167,899
BROOKLINE	6	93.00	58,732	16,617	\$931,572
BUCKLAND	1	42.49	1,902	572	\$184,772
BURLINGTON	4	102.13	24,498	45,234	\$1,084,501
CAMBRIDGE	6	120.66	105,162	133,711	\$2,706,332
CANTON	6	94.47	21,561	22,271	\$766,981
CARLISLE	4	54.34	4,852	786	\$252,301
CARVER	5	79.92	11,509	2,483	\$414,473
CHARLEMONT	1	42.45	1,266	473	\$179,392
CHARLTON	3	126.74	12,981	3,970	\$624,115
CHATHAM	5	66.49	6,125	3,692	\$341,914



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

August 31, 2020

U.S. EPA New England
Brownfields Project Officer
Attn: Alan Peterson
5 Post Office Square, Suite 100
Boston, MA 02109-3912

Subject: **STATE PETROLEUM ELIGIBILITY DETERMINATION**
308 Montello Street, Brockton, Massachusetts

Dear Mr. Peterson:

The Massachusetts Department of Environmental Protection (MassDEP) has been requested by the City of Brockton ("City") to make a determination as to whether the property listed above ("site" or "property") meets the definition of a Brownfield site and whether it is eligible to use U.S. Environmental Protection Agency ("EPA") Brownfields Assessment Grant funding received during EPA's FY19 Petroleum Site Assessment grant round. The property is owned by the City of Brockton and consists of a commercial lot of land containing a vacant building. The City previously used the site to store supplies for the Brockton School Department. Prior to that, the Site was occupied by Corcoran Supply Company, a plumber's supply warehouse; a wholesale grocer; a lumber yard; and residential. The City purchased the property for \$100 from the previous owner, Gerald Kelleher. The City is in the process of redeveloping its downtown area, including the area of 308 Montello Street. Proposed redevelopment includes mixed residential/commercial use.

No documented petroleum releases have occurred at the site. However, previous assessments at the site have indicated the presence of an above ground storage tank (AST) containing fuel oil and two underground storage tanks (USTs) containing gasoline and fuel oil. The conditions of the AST and the USTs are not known.

EPA requires that MassDEP make a determination that any petroleum-contaminated site seeking to use EPA Brownfield Grant funding meets certain eligibility requirements. MassDEP is following EPA guideline criteria for eligibility determinations. After a review of available records and the information provided by Ransom Environmental on behalf of the City, the following information is summarized:

1. No known petroleum contamination resulting in a reportable release to MassDEP has been documented for the site at this time. However, potential on-site sources of petroleum from an

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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AST and two USTs exist. In addition, the site is not currently being assessed or cleaned up using Leaking Underground Storage Tank (LUST) funds. Therefore, the site is considered to be "relatively low risk" as defined by EPA.

2. Available records do not indicate that the applicant/owner (the City) has dispensed or disposed of or owned the property during the dispensing or disposal of petroleum. In addition, available information indicates that the City has not conducted activities that would exacerbate potential contamination.
3. There are no Judgments, Orders, or Third Party Suits that identify and require a responsible party to assess, investigate, or cleanup this property.
4. This property is not subject to any order under §9003(h) of the Resource Conservation and Recovery Act (RCRA).

The following is not known:

1. The presence of contamination.

MassDEP is unable to make a positive or negative determination for the following requirement:

1. Liable/viable party: The presence of contamination is not known; therefore, a determination cannot be made with respect to a liable and/or viable party.

Therefore, based on the above information, MassDEP has determined that the site meets the requirements set forth by the EPA for a **positive petroleum eligibility determination (PED) with conditions**. Specifically, if any property evaluations identify the presence of petroleum products, a new PED determination to evaluate liability/viability of the current and immediate past owner will be required prior to conducting further site assessment activities.

I hope that this information is helpful, and please feel free to contact Angela Gallagher at (508) 946-2790 if you have any questions or concerns.

Sincerely,



Paul Locke, Assistant Commissioner
Bureau of Waste Site Cleanup

ec: Tracey Costa, LSP, Ransom Environmental
John Handrahan, Brownfields Coordinator, DEP-SERO

**Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation
Corcoran Building Property
Brockton, Massachusetts**

I. Introduction & Background

a. Site Location

The Site is located at 308 Montello Street and consists of a rectangular 0.732-acre lot owned by the City. The Site is improved with a three-story former warehouse and a single-story former office building, constructed in 1915. A concrete loading dock area is located on the west-central side of the building to the south of which is a single-story three-bay garage. A single-story one-bay garage was constructed as an attachment to the southern end of the warehouse building in circa 1920.

According to City Assessor's Office records, the Site property is identified as Parcel 135-074. The City acquired the Site as a result of bankruptcy and took possession on December 23, 1996. The Site is abutted to the north by the former Corcoran building showroom (Parcel ID 135-073); to the east by an active Massachusetts Bay Transit Authority (MBTA) commuter rail line; to the south by a commercial property; and to the west by commercial and vacant parcels.

b. Previous Site Use(s) and any previous cleanup/contamination

The Corcoran Supply Company, a plumbing supplies warehouse, occupied the Site between approximately 1930 and 1980. Between 1889 and 1954, the Site was occupied by a residential structure and a lumber yard until at least 1909. In 1915, a large three-story commercial building was constructed and was occupied by the E.C. Hall Wholesale Grocer.

c. Site Assessment Findings

TRC conducted Phase I Environmental Site Assessment (ESAs) in 2002, 2003 and 2011. TRC identified several Recognized Environmental Conditions (RECs) in connection with the Site:

1. A 1,000-gallon underground storage tank (UST);
2. An exterior 200-gallon UST;
3. A "buried object of unknown size, adjacent to the interior loading dock area; and,
4. An 800-gallon aboveground storage tank (AST), constructed in a sand-filled concrete block wall containment vault, was also observed in the northern interior of the Site building.

TRC conducted a Phase II ESA in 2003, which included the collection of soil and groundwater samples and the performance of a geophysical survey. Five borings were advanced at interior and exterior locations to an approximate depth of 20 feet below the ground surface (bgs) and completed as groundwater monitoring wells (MW-1 through MW-5). Soil samples were collected at depths ranging from 0 to 10 feet bgs and were analyzed for volatile petroleum hydrocarbons (VPH), extractable petroleum hydrocarbons (EPH), volatile organic compounds

(VOCs) and Resource Conservation and Recovery Act (RCRA) metals. Groundwater samples were collected from the monitoring wells and were analyzed for the same parameters; the samples collected for metals analysis were field filtered. Depth to groundwater ranged from 13 to 16.7 feet below ground surface (bgs) and groundwater was determined to flow to the northeast. Contaminants were either not detected at concentrations above laboratory reporting limits or, when detected, were not detected at concentrations above their corresponding Reportable Concentrations as provided by the Massachusetts Contingency Plan (MCP).

TRC conducted a geophysical survey in 2003. A copy of the report was not available. According to TRC, a 1,000-gallon UST, assumed to contain gasoline, was detected on the southern portion of the Site. A 200-gallon UST was identified along the western (exterior) of the Site. Details regarding the “buried object” that was detected on the southwestern portion of the Site and located adjacent to the interior loading dock were unclear.

Ransom conducted a site visit on August 27, 2020 and observed the referenced 800-gallon AST, located at the northern interior of the building. According to a tank gauge, there is evidence of No. 2 fuel oil in the tank. There was no olfactory or visual evidence of a release surrounding the tank. Ransom’s subcontractor, TPI Environmental (TPI) conducted a geophysical survey at the Site on September 10, 2020. Based on the results of the survey, the following suspect USTs were identified:

1. One (500 to 1,000-gallon UST) at the western exterior of the Site (identified as tank “A1”).
2. Two suspected 1,000-gallon USTs in the western interior of the garage (identified as tanks “A3” and “A4”). Although the survey did not identify the cylindrical objects as being of metal construction, based on their shape and the location of USTs depicted in historic fire department records, these may be USTs encased in concrete.
3. Ransom observed an inactive boiler room in the basement of the southern portion of the building. The piping from the boiler room was traced to an inaccessible room in the garage. The room was inaccessible, due to partial roof cave in and the presence of construction and roof debris. There is a likelihood that an abandoned fuel oil UST is located beneath the floor of the inaccessible room. There is evidence of hazardous building materials at the Site, including roofing materials. Therefore, the inaccessible room is assumed to contain hazardous building materials.

d. Project Goal (Site reuse plan)

The owner has established plans to clean up and redevelop the property for mixed residential and commercial use.

e. Regional and Site Vulnerabilities

According to the Massachusetts Climate Change Adaption Report¹, the impacts of climate change are wide-ranging and growing in severity in Massachusetts, with impacts from sea level rise, storm events, flooding, greenhouse gas emissions and changing weather patterns. As a coastal state, storm surges have broad implications and impacts to infrastructure, natural resources and ecosystems, including drinking water supplies. The financial impacts are expected to be very high.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

Site Cleanup will be conducted pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000 under a Massachusetts Licensed Site Professional (LSP)². Additional applicable local, state and federal regulatory requirements will be adhered to, including the appropriate procurement of contractors.

b. Cleanup Standards for major contaminants

The applicable MCP Standards for the Site are MCP Method 1 Soil Cleanup Standards and MCP Method 1 (S-1) Soil and Groundwater (GW-2/GW-3) Standards. These standards reflect unrestricted future reuse scenarios.

c. Laws & Regulations Applicable to the Cleanup

The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials. The EPA TSCA regulation applies to PCB remediation at the Site.

The Town is conducting voluntary site cleanup. Additional laws and regulations applicable to the Cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act and Town by-laws. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed.

¹ Climate Change Adaptation Report. Executive Office of Energy and Environmental Affairs and the Adaptation Advisory Committee. September 2011

² In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives

To address contamination at the Site, three different alternatives were considered including Alternative #1: No Remedial Action; Alternative #2, Cleanup and Post-Remedial Monitoring #3, Institutional Controls, Passive Containment

Alternative #1: No Remedial Action

The “No Remedial Action” alternative assumes that no additional remedial efforts are implemented to address elevated concentrations petroleum hydrocarbons impacts at the Site. The “No Action” alternative can provide a basis for assessing the effects of implementing remedial actions; however, it does not directly reduce the toxicity, mobility or volume of impacted soils or sediment. This response action alternative does not reduce Site risks associated with groundwater that may be impacted in the future and provides no additional protection to human health or public welfare, including potential vapor intrusion issues. Although the contaminants of concern are at levels do not naturally attenuate, the USTs are assumed to contain a product source that will not attenuate without removal. Therefore, “No Action” does would not reduce potential risk to human health and/or the environment in the long term.

Alternative #2: Ex-Situ Technologies and Post-Remedial Groundwater Monitoring

AST/UST and soil excavation are effective approaches for source removal. The primary purpose is to remove the contaminant source and impacted media, and thus control potential exposure risks. Tank removal includes the recovery of containerized waste and the physical removal of the tanks and associated piping. Excavation involves the removal of impacted soil that presents a potential direct contact risk, along with soil which may serve as a continuing source of contaminant impacts to groundwater. Dewatering may be performed to lower the water table to excavate “in the dry”. The impacted media are removed from its current setting and transported off-Site for contaminant removal to a licensed recycling facility or landfill. Confirmatory soil sampling is performed and clean backfill is installed.

Hazardous Building Materials Abatement is necessary to access the inaccessible room to remove the suspect fuel oil UST.

Groundwater monitoring is conducted as a measure to assess the effectiveness of the cleanup. Groundwater is collected from monitoring wells at area within and/or hydraulically downgradient of the cleanup area.

Alternative #3: Institutional Controls, Passive Containment, Monitoring

Institutional controls are mechanisms to limit access to impacted media and include alternatives such as fencing, barriers, and Activity and Use Limitations (AULs) in the form of deed restrictions. While institutional controls do not eliminate contamination, they can provide an effective, low cost means of reducing exposure potential, and thus risk, if properly maintained and enforced. Institutional controls may be effective in mitigating exposure to VOC, petroleum hydrocarbon and metals-impacted soils in locations at which it may be infeasible to reach background conditions. Implementation of an AUL on a Site property to

restrict access to impacted groundwater (other than as “exposure pathway elimination measures” or to restrict access to drinking water) is not supported by MassDEP. However, AULs may be implemented to ensure that engineering controls be maintained to mitigate potential risk.

Passive Containment: The primary purpose of containment technologies is to isolate impacted media, and thus control potential exposure risks. Passive containment involves placement of horizontal physical barriers, such as a cap, sealant or membrane, or vertical barriers such as a grout curtain, slurry wall, or sheet piling in the areas of contamination.

Monitoring: Refer to Alternative #1

b. Cost Estimate of Cleanup

Effectiveness-Including Vulnerability/Resiliency Considerations:

Alternative #1: No Remedial Action: Alternative #1 is not effective in controlling or preventing the exposure of Site OHM to human or environmental receptors.

Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring
Alternative #2 is effective at removing the sources of OHM and preventing the migration of OHM sources to human and environmental receptors. Groundwater monitoring is effective at assessing the success of the cleanup.

Alternative #3: Institutional Controls, Passive Containment and Monitoring: Although Alternative #3 mitigates direct exposure to contaminated soil, it does not remediate the OHM sources and does not prevent migration of OHM in groundwater to human or environmental receptors. Long-term groundwater monitoring is effective at assessing potential impacts to receptors. Implementation of an AUL is an effective administrative control to mitigate potential contaminated media impacts to receptors.

Implementability:

Alternative #1: No Remedial Action and Monitoring

- No remedial action is conducted and is readily implementable;
- Monitoring: There is low to moderate technical complexity associated with implementability.

Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring

- Ex-Situ Technologies: There is moderate technical complexity associated with implementability.
- Monitoring: There is low to moderate technical complexity associated with implementability.

Alternative #3: Institutional Controls, Passive Containment and Monitoring Institutional Controls:

- An AUL is readily implementable.

- Passive Horizontal Containment: There is moderate technical complexity associated with implementability.
- Monitoring: There is low to moderate technical complexity associated with implementability.

Cost:

Alternative #1: No Remedial Action and Monitoring: The estimated cost to implement this option is estimated at \$50K to \$75K.

Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring The estimated cost to implement this option is estimated at \$250K.

Alternative #3: Institutional Controls, Passive Containment and Monitoring The estimated cost to implement this option is \$75 to \$100K.

c. Recommended Cleanup Up Alternative

The recommended cleanup alternative is: **Alternative #2: Ex-Situ Remediation and Post-Remedial Groundwater Monitoring**

Green and Sustainable Remedial (GSR) Measures for Selected Alternative: Storm water design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of storm water controls. The use of clean soil will be used for backfill/restoration purposes. Bid documents will incorporate GSR measures for implementation by the Cleanup contractor.

Classifieds

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JOBS**SERVICES****STUFF****HOMES****WHEELS****Legals**

nicholls estate

Commonwealth of
Massachusetts
The Trial Court
Probate and Family Court
Plymouth Probate and
Family Court

Docket No. PL18P1296EA

**CITATION ON PETITION
FOR ORDER OF
COMPLETE
SETTLEMENT**

Estate of:

Joan Nicholls

Also known as:

Joan L. Nicholls

Date of Death:

03/26/18

A Petition for Order of Complete Settlement has been filed by: Alyssa N Asack of Brockton MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 10/16/2020.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return date, action may be taken without further notice to you.

WITNESS, Hon. Edward G Boyle, First Justice of this Court.

Date: September 16, 2020

Matthew J. McDonough
Register of Probate

13917190 10/7/20

**232 beech st.
TOWN OF
BRIDGEWATER
ZONING BOARD OF
APPEALS — NOTICE
OF PUBLIC HEARING**

The Zoning Board of Appeals will hold a Public Hearing on October 14, 2020 at 7:00 for an application filed by Gale Sharland c/o Michael Koska, 98 Broad Street, Bridgewater, MA, 02324, who is seeking to create a retreat lot. Said property is owned by Gale Sharland and is located at 232 Beech Street, Bridgewater, MA 02324 as shown on Assessors Map 131, Lot 1. Area is zoned Residential A/B. The public hearing will be held as a virtual meeting over ZOOM. A link and instructions to participate in the meeting will follow and be posted to the Calendar on the Town's website at www.bridgewaterma.org. A recording of the meeting will also be posted to the Town's webpage within 48 hours after the meeting ends.

Brian Heath, Chairman
ZONING BOARD OF
APPEALS

13916488 Ent 9/30 & 10/7

Legals

363 plain st.

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

363 Plain Street, Brockton, MA 02302

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 363 Plain Street, LLC to Signature Lending, LLC dated September 5, 2019, and recorded with the Plymouth County Registry of Deeds at Book 51603, Page 131, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 A.M. on October 14, 2020 on the mortgaged premises located at 363 Plain Street, Brockton, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

All of the interest in the real estate located at 363 Plain Street, Brockton, Plymouth County, Massachusetts and said land together with the buildings and improvements thereon as described and described as follows:

A certain parcel of land with the buildings thereon, situated on the westerly side of Plain Street in Brockton, Plymouth County, Massachusetts, bounded and described as follows:

Beginning in the westerly line of said Street at the northeasterly corner of lot numbered seventy-two (72) on the plan hereinafter mentioned; thence northerly by said Plain Street, sixty-five (65) feet to the southeasterly corner of lot numbered ten (10) on said plan; thence westerly by said lot numbered ten (10) on said plan; thence southerly by lots numbered twelve (12) and seventy-one (71) on said plan, sixty-five (65) feet to said lot numbered seventy-two (72) on said plan; and thence easterly by said lot numbered seventy-two (72) on said plan, one hundred twenty (120) feet to said Plain Street and the point of beginning.

Said parcel being number nine (9) on a plan entitled "Plan of Keith Park, Brockton, Mass. Sept. 1911. Scale 1 inch = 100 feet E.B. and C.L. Hayward, Civil Engineers", and filed with the Plymouth County Registry of Deeds.

Premises to be sold and conveyed subject to and with the benefit of all rights, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of ten thousand dollars (\$10,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Robert Pellegrini, Inc., d/b/a PK Boston Law, 63 Main Street, Suite 1, Bridgewater, MA 02324 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Signature Lending, LLC
Present holder of said mortgage

By its Attorneys,
PK Boston Law
63 Main Street, Suite 1
Bridgewater, MA 02324
(508) 807-1131

13914223 9/23, 30, 10/7, 2020

597 centre st

PUBLIC HEARING

LICENSE COMMISSION
6:00 p.m.
Thursday,
October 22, 2020
VIRTUAL ZOOM MEETING

Notice is hereby given that Ambe Liquors Inc., dba Super Value Liquors, Manager- Anil Patel, makes application for a Change of Stock Interest on an All Alcoholic Package Store license at 597 Centre Street, Brockton, MA.

The premises consists of approximately 40 feet by 80 feet with a main room and a stock room on the first floor of a one-story building.

Henry Tartaglia,
Chairman
Paul Studenski
Jeffrey Charnel
David Teixeira
Eugene Marrow
Lt. Paul Bonanca
BROCKTON LICENSE COMMISSION

13918080 10/7/20

**27 red mill rd
TOWN OF
BRIDGEWATER
ZONING BOARD OF
APPEALS — NOTICE
OF PUBLIC HEARING**

The Zoning Board of Appeals will hold a Public Hearing on October 14, 2020 at 7:00 for an application filed by Nicholas Morano, 27 Red Mill Road, Bridgewater, MA, 02324, who is seeking a Variance to construct an in-law addition above an existing garage. Said property is owned by Nicholas Morano and is located at 27 Red Mill Road, Bridgewater, MA 02324 as shown on Assessors Map 124, Lot 20-C11. Area is zoned Residential A/B. The public hearing will be held as a virtual meeting over ZOOM. A link and instructions to participate in the meeting will follow and be posted to the Calendar on the Town's website at www.bridgewaterma.org. A recording of the meeting will also be posted to the Town's webpage within 48 hours after the meeting ends.

Brian Heath, Chairman
ZONING BOARD OF
APPEALS

13916498 Enterprise 9/30 & 10/7/2020

Legals

beverage license

PUBLIC HEARING

LICENSE COMMISSION
6:00 p.m.
Thursday,
October 22, 2020
VIRTUAL ZOOM MEETING

Notice is hereby given that A.M. Randall, Inc., dba Dylan's Bar & Grill, Manager-Annette M. Randall, holder of an All Alcoholic Beverages Restaurant License at 787 Centre Street, Brockton, MA makes application to Transfer the said license to Fuhs Enterprises, Inc. dba Dylan's Bar & Grill, Manager-Paul J. Fuhs.

The premises consists of a dining room with bar, lounge and kitchen with seating for ninety-six (96) all on the ground floor of a one-story building with storage in the basement and an outside deck measuring 25' x 60' with seating for twenty-eight (28) patrons. Two (2) exits/entrances.

Henry Tartaglia, Chairman
Paul Merian
Jeffrey Charnel
David Teixeira
Eugene Marrow
Lt. Kenneth LeGrice
BROCKTON LICENSE COMMISSION

13917936 10/7/20

308 montello st.

**City of Brockton
PUBLIC NOTICE
Draft EPA Brownfields
Cleanup Grant Application**

The City of Brockton is preparing a Draft FY'21 EPA Brownfields Cleanup Grant Application for the property at 308 Montello Street (Corcoran Building).

A public meeting to discuss the Cleanup Grant Application and to receive comments will be held on Wednesday, October 14, 2020 at 6:00 P.M. via ZOOM.

Please register in advance for this webinar at: https://zoom.us/join/wn_ex1c8gys_f60kg7b_7kidg After registering, you will receive a confirmation email containing information about joining the webinar.

The Draft Grant Application includes an Analysis of Brownfields Cleanup Alternatives (ABCA), will be available for review on the City's website at <https://brockton.ma.us/city-departments/planning/>. A hard copy is available for review at the Department of Planning and Economic Development, City Hall, 45 School Street; Monday through Friday 9 AM to 4:00 PM.

Comments can be submitted to Rob May, Director of Planning and Economic Development, by email at planning@cobma.us and by phone at (508) 580-7113.

Rob May, Director
October 7, 2020

13918054 10/7/20

Muscular Dystrophy Association

Where Hope Begins



1-800-FIGHT-MD
www.mdausa.org

Legals

fire alarm upgrade

ADVERTISEMENT TO BID

The Abington Housing Authority, the Awarding Authority, invites sealed bids from Contractors for the 667-1 & 667-2 Complete Fire Alarm Upgrade, #001050 in Abington, Massachusetts, in accordance with the documents prepared by John Murphy, Jr. Electrical.

The Project consists of: New addressable fire alarm panels are Vinson Blanchard Gardens and at Leavitt Terrace. Work includes removal of the existing fire alarm system once the new system is operational. Limited Asbestos abatement for the fire alarm work. The work is estimated to cost \$356,133.

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by

M.G.L. c.149 §26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. The bids are to be prepared and submitted at www.biddocsonline.com. Tutorials and instructions on how to complete the electronic bid documents are available online (click on the "Tutorial" tab at the bottom footer).

General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work, Electrical, and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime/General Contractor Update Statement.

General Bids will be received until 10:00 AM on Wednesday, 21 October 2020 and publicly opened online, forthwith.

SUBTRADES: NONE

All Bids should be submitted online at www.biddocsonline.com and received no later than the date and time specified above. General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to the Abington Housing Authority. Bid Forms and Contract Documents will be available for pick-up at www.biddocsonline.com (may be viewed electronically and hardcopy requested) or at Nashoba Blue, Inc. at 433 Main Street, Hudson, MA 01749 (978-568-1167). There is a plan deposit of \$50.00 per set (maximum of 2 sets) payable to BidDocs ONLINE Inc. Plan deposits may be electronically paid or by check. This deposit will be refunded for up to two sets for general bidders and for one set for sub-bidders upon return of the sets in good condition within thirty (30) days of receipt of general bids. Otherwise the deposit shall be the property of the Awarding Authority. Additional sets may be purchased for \$50.00.

Bidders requesting Contract Documents to be mailed to them shall include a separate check for \$40.00 per set for UPS Ground (or \$65.00 per set for UPS overnight), non-refundable, payable to the BidDocs ONLINE Inc., to cover mail handling costs.

General bidders must agree to contract with minority and women business enterprises as certified by the Supplier Diversity Office (SDO), formerly known as SOMWBA. The combined participation benchmark reserved for such enterprises shall not be less than 10.4% of the final contract price including accepted alternates. Request for waivers must be sent to DHCD (David.McClave@mass.gov) 5 calendar days prior to the General Bid date if the work is estimated to cost less than \$500,000. NO WAIVERS WILL BE GRANTED AFTER THE BID DATE. See - Article 3 of the Instructions to Bidders.

PRE-BID CONFERENCE / SITE VISIT: NONE SITE VISIT BY APPOINTMENT: NONE

The Contract Documents may be seen, but not removed at:

Abington Housing Authority
71 Shaw Avenue
Abington, MA 02351
781-878-5219

Nashoba Blue Inc.
433 Main Street
Hudson, MA 01749
978-568-1167

13917384 10/7/20

Legals

fan installation

ADVERTISEMENT TO BID

The Abington Housing Authority, the Awarding Authority, invites sealed bids from Contractors for the 667-1 Bathroom Fan Installation, #001052 in Abington, Massachusetts, in accordance with the documents prepared by John Murphy, Jr. Electrical.

The Project consists of: Installation of new Ground Fault Outlets and installation of new exhaust fans for all the tenant bathrooms. The work is estimated to cost \$110,000.

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by

M.G.L. c.149 §26 to 27H inclusive.

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. The bids are to be prepared and submitted at www.biddocsonline.com. Tutorials and instructions on how to complete the electronic bid documents are available online (click on the "Tutorial" tab at the bottom footer).

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Bid Forms and Contract Documents will be available for pick-up at www.biddocsonline.com (may be viewed electronically and hardcopy requested) or at Nashoba Blue, Inc. at 433 Main Street, Hudson, MA 01749 (978-568-1167). There is a plan deposit of \$50.00 per set (maximum of 2 sets) payable to BidDocs ONLINE Inc. Plan deposits may be electronically paid or by check. This deposit will be refunded for up to two sets for general bidders and for one set for sub-bidders upon return of the sets in good condition within thirty (30) days of receipt of general bids. Otherwise the deposit shall be the property of the Awarding Authority. Additional sets may be purchased for \$50.00.

Bidders requesting Contract Documents to be mailed to them shall include a separate check for \$40.00 per set for UPS Ground (or \$65.00 per set for UPS overnight), non-refundable, payable to the BidDocs ONLINE Inc., to cover mail handling costs.

General bidders must agree to contract with minority and women business enterprises as certified by the Supplier Diversity Office (SDO), formerly known as SOMWBA. The combined participation benchmark reserved for such enterprises shall not be less than 10.4% of the final contract price including accepted alternates. Request for waivers must be sent to DHCD (David.McClave@mass.gov) 5 calendar days prior to the General Bid date if the work is estimated to cost less than \$500,000. NO WAIVERS WILL BE GRANTED AFTER THE BID DATE. See - Article 3 of the Instructions to Bidders.

PRE-BID CONFERENCE / SITE VISIT: NONE SITE VISIT BY APPOINTMENT: NONE

The Contract Documents may be seen, but not removed at:

Abington Housing Authority
71 Shaw Avenue
Abington, MA 02351
781-878-5219

Nashoba Blue Inc.
433 Main Street
Hudson, MA 01749
978-568-1167

13917374 10/7/20

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Registrants and Attendees for EPA Brownfields Cleanup Grant Public Meeting

Corcoran Building Site, 308 Montello Street, Brockton, Massachusetts

Zoom Meeting Held on October 14, 2020

Attended	Registrant	Email
Yes	Rob May	rmay@cobma.us
Yes	JoeVargas	j
Yes	Tracey Costa	tracey.costa@ransomenv.com
Yes	Pam Gurley	pgurley@cobma.us
Yes	John Messia	jmessia@cobma.us
Yes	Milt Nasiopoulos	
No	Lucia Cerci	
Yes	Joe Vargas	
No	Kaylee DeGrace	
No	Michelle DuBois	michelle.dubois@mahouse.gov
No	Paula Kokoro-Odierno	
Yes	Jeffrey Thompson	
Yes	Jay Reed	
Yes	Marlon Green	
No	Ian Woods	Hempcityeastcoast@gmail.com

There were no comments to the Cleanup or Draft Analysis of Brownfields Cleanup Alternatives (ABCA).
Questions addressed proposed Site reuse opportunities.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Brockton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

9491071550000

d. Address:

* Street1:

45 School Street

Street2:

* City:

Brockton

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02301-4049

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Rob

Middle Name:

* Last Name:

May

Suffix:

Title:

Director of Planning and Economic Development

Organizational Affiliation:

* Telephone Number:

508-580-7113

Fax Number:

* Email:

rmay@cobma.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Brockton EPA FY21 Brownfields Cleanup Grant for Corcoran Building Site

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 9th MA

* b. Program/Project MA-009

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 03/01/2021

* b. End Date: 03/01/2024

18. Estimated Funding (\$):

* a. Federal	250,000.00
* b. Applicant	0.00
* c. State	50,000.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Robert

Middle Name: F.

* Last Name: Sullivan

Suffix:

* Title: Mayor

* Telephone Number: 508-580-7123 Fax Number:

* Email: mayorsullivan@cobma.us

* Signature of Authorized Representative: Paul Umano * Date Signed: 10/28/2020